The Bench of the Supreme Court of Missouri has been occupied by some able jurists, who have reflected honor upon the State. As a court it has rendered some decisions, notably that in the Dred Scott case, which were epoch making. The Supreme Court of Missouri is too big a subject to be more than glanced at in an encyclopedic history kept within manageable proportions. To produce a work worthy of the theme would require a large part of the leisure of a lifetime. It should be written from the inside, and it is to be hoped that some one of the many able men who have filled the high office of judge of the Supreme Court of the State of Missouri will undertake the task as a labor of love. This should be done before the present generation has passed away, and the "dust of antique time" obscures records of singular nobility.

Surveying.—This subject will be best understood by beginning in the middle. St. Louis is fortunate to have such a beginning. For most purposes of a person investigating the boundaries or the title of a piece of land in St. Louis, it is not necessary to go back of the United States confirmation, and the surveys on which it was based. These surveys are taken for granted, but there is a very considerable body of work and of history back of them, which needs to be known in order that the surveys may be understood. When the United States came into possession of the Louisiana Purchase, there was an earnest purpose on the part of Congress to have the work, guaranteed by treaty, of "protecting the inhabitants in the enjoyment of their property" done promptly. One year was, by act of Congress, allowed for making a complete registry of all land titles then existing. It was more than seventy-five years before the last of this work was done. Meantime the land had become valuable; and for the most part competent men, who knew that they were dealing with valuable property, made the surveys. The record of careful work and judicial determination of questions which had previously arisen makes it possible in St. Louis to establish land lines and know they are correct, instead of relying, in the older parts of the town, on certificates of old possession, as most other cities are compelled to do. This is our good fortune.

Early Grants and Surveys.

The value of the body of work which lies back of the United States confirmations is now historical, rather than practical, but was intensely practical for more than half the nineteenth century. In St. Louis the surveyor was not the pioneer of civilization. No government survey of wild land had preceded the settlement. The roster of the little company who began the work of clearing the forest and building log huts contains no surveyor's name. Pierre Liguest Laclede, the promoter of the enterprise, had remained with his family in the ancient town of Cahokia. The boy clerk, Auguste Chouteau, was in charge. Speaking of French settlers who came soon after from Illinois, he says: "These persons commenced building their cabins and entered their lands, agreeably to the lines of the lots, which I had drawn, following the plan which Monsieur Laclede had left with me." This plan (a) on paper, of the town to be, might well have been designed at Fort Chartres, where the winter had been spent. Its fundamental idea was a rectangular block 240 feet (b) on the principal streets, by 300 feet deep along the cross streets, the principal streets to be two perches wide, the cross streets to be thirty feet wide. Deeds, antedating by many years any recorded survey, show that this was the original plan. The subdivision was into halves, quarters and eighths. The Rue Principale, or Main Street, was laid out thirty-six feet wide, just back of the low limestone bluff which formed the river bank north of their landing. It was made straight from what is now Vine Street southward to impracticable ground, now Plum Street. The perpendicular direction of the cross streets was a more difficult matter. The shape of the river bank at that time seems to have left its record in the direction of the cross streets south of Walnut and north of Vine Streets. The tier of blocks on which the Governor's house stood—Market to Walnut—was distinguished by the extraordinary front on Main Street of 300 feet. On account of the angles at Vine and Plum Streets, the adjacent blocks north of Vine and south of Plum had an increased front on Main Street. The choice of lots and permission to build were in the main verbal. The country was known by treaty, on the other side of the Atlantic, as Spanish territory, but Spanish authority had not reached these parts. Frenchmen from Illinois who did not wish to live under British rule swelled Laclede's original company. They made for themselves a Governor in the person of St. Ange, late Governor of Illinois. A book of the land—Livre terrein—(c) was opened, and some records kept of sales and grants. But archive No. 34—A. D. 1768—shows that land "taken without concession" and "sold by verbal transfer" was sufficient to form a recognized boundary at that time. Williams, who was a most careful and trustworthy investigator of titles, asserted in 1854 that chains of title, going back to 1770, with possession, but without concession from the French or Spanish authorities, or confirmation by the United States government, were then in existence. Under St. Ange the common field system was developed—St. Louis Common Field, 1765; Petit Prairie, 1766; Grand Prairie, 1766; Prairie des Noyers, 1769. The following extracts from the testimony of Auguste Chouteau is of interest: "Of his own knowledge, about 1766 Grand Prairie was laid off, and was bounded north by the little river called Marais Castor, and as the land or lots were granted, they extended south until they eventually joined into the Cul de Sac, which separated it from Prairie des Noyers. And further states, of his own knowledge, that A. D. 1790, there was a common field fence that connected with the fence of the common fields of Carondelet, and extended so as to go around and include Prairie des Noyers, Cul de Sac and the Big Prairie; and the land enclosed within this was very generally in cultivation for several years.

(a) The plan of the fortifications executed in 1780, on file in United States recorder's office, shows so much of the plan of the town as was included within the stockade. The certificates attached, signed Aug. Chouteau, show that the fortification was an afterthought; the Indian raid of 1780 was a sufficient reason. A small copy of this map may be seen at the rooms of the Missouri Historical Society. See also Scharf's, page [illegible], where the stockade appears incorrectly as a part of the original plan of the town.

(b) All dimensions are in French measure (see page 2197) until after the United States surveys, 1816 and following.

"Sworn to before me, June 3, 1825.

"THEODORE HUNT.
"Recorder of Land Titles."

It will be noticed that Chouteau Mill tract had not been extended at the time of which he testifies. For evidence that the west part of the Mill tract was at one time cultivated as common field, see Williams' (d) plat C and accompanying remarks. The common field fence was not maintained after 1803. Some say it fell down a few years earlier, so the cultivation was not kept up.

With the Spanish Governor, in 1770, came Martin M. Duralde, who was appointed "Surveyor of the Colony of Ill." The certificates of the work which he did in St. Louis are recorded in "Livre terrein" No. 2. This Spanish surveyor used the French system of land surveying. This was in accordance with Spanish custom in colonies which had been originally settled by the French. His method of procedure is told in his own words: "I caused to accompany me the proprietor and his nearest neighbors, to serve as witnesses and to point out to me precisely the true situation of the concessions. I attained my object, and caused the land to be bounded, in my presence, with stones, at its four corners." These stones set by Duralde served more than sixty years later—1835—to convince Brown of an error which he had made in 1818 through following Soulard's map. The point in question was the offset in Grand Prairie common field at Cass Avenue. Duralde's work covered the St. Louis common field, and the Grand Prairie as far south as the Kiercereau tract—Page Avenue—and was mainly done in 1770-2. He measured the fronts of the common field lots with reasonable care. He married a few years later and returned to New Orleans.

St. Louis real estate was very dull for many years after the Indian attack of 1780. Pierre Chouteau, the successful merchant, appears to have sometimes done a little surveying. He testifies that he made a survey of the Prairie des Noyers common fields in 1787 by order of the Spanish government.

Antoine Soulard came in 1797, after the French revolution. He had been an officer in the French navy. He was surveyor of Upper Louisiana on March 9, 1804, when the transfer to the United States took place in St. Louis. Delassus commended his zeal and accuracy, and adds: "He can give the most reliable information in regard to the titles of grants." He was continued in his position, with the rank of surveyor-general, by the United States until about 1813. Zeno Mackey, who, in 1806, made the official survey of the St. Louis commons, had been his deputy as early as 1800. During the rush of work preparing documents to present to United States Commissioners of Louisiana Land

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(c) The first entry was dated April 27, 1766.

(d) Williams in defense of Cozens Surveys, in Public Library

Claims he kept a second deputy at Cape Girardeau and a third at St. Charles. On March 30, 1804, Delassus, late Spanish Governor, wrote' to Captain Stoddard: "Mr. A. Soulard has trouble with people armed and opposing, in the name of the United States government, a survey for a grantee, on February 17th." He (Delassus) having already received notice of change of government, has taken testimony and submits the case. Stoddard replied that he could not punish, since the violence occurred under the Spanish government. He ordered the suspension of all surveys under Spanish grants. This suspension was temporary. The commissioners, under the act of 1804, had plenty of use for a surveyor's work. The surveys were rated as private surveys, and were made to make the claims intelligible. The act of Congress, March 26, 1804, and the four amendatory acts prior to 1812, form an interesting study, growing knowledge of the actual condition of affairs, as outlined above, was making one position after another untenable. For report of the work so far see (e) American Archives, Volume 2, page 463, and following. The act of June 13, 1812, was revolutionary. It made "occupation and cultivation prior to 1803," without reference to Spanish usages or customs, grants or surveys, the basis of future claims. See American Archives, Vol. 3, page 313, for report under this act. The commissioner gave the dimensions, rejected or approved, in French measure. What Soulard understood that he was using may be seen from this specimen certificate (f), "which survey was made in presence of owner and adjacent neighbors, with the perche of Paris of eighteen royal feet in length, according to the usages and customs of this colony." (g)

The Ancient French System of Surveying.

The unit of length was the pied du Roi. The table of long measure was as follows: 12 lignes equal 1 pouce; 12 pouces equal 1 pied; 18 pieds equal 1 perche; 10 perches equal 1 arpent; 60 pieds equal 1 chai[illegible]

The toise—six pieds—appears occasionally. This seems to be just as simple as our feet and inches and our division by 27 to reduce to cubic yards. If the boundaries pointed out by the owner and his neighbors would be so accommodating as to fit the end of the "perche"—measuring rod—it was a simple decimal system. In all other cases that factor nine in the length of the perche was sure to cause a resort to vulgar fractions.

Public Land Survey.

Acts of February 15, 1811, and of March 3, 1811, make provision for the survey of public lands in the Territory of Louisiana (h) on the United States system. The method of procedure adopted by the surveyor-general was as follows: First, survey out of the whole body of land the old claims and number them as United States surveys; second, leave the sections fractional, running out the section lines to their intersections with the survey lines.

The subdivision into townships was done in March, April and May, 1816, by William S. May. The cutting out of the United States surveys and sectionizing the remainder was done 1817-20. The growth of knowledge as to the validity of old claims occasioned resurveys as late as 1850. Joseph C. Brown surveyed nearly all of the United States surveys. A variety of questions which were liable to inject themselves into the case in hand at any time made the official surveying of old claims an entirely different class of work from sectionizing.

Relative Values of French and English Units.

The work of adjusting land claims, so far, had been done in French measure, but the public land surveys were made with the Gunter's chain. Before the surveyor could proceed a relative value of the two units had to be fixed on some working basis. Tradition, a third century ago, said that the matter had been decided in the courts. If this was so the case did not get into any court whose decisions are published. Years afterward Rene Paul, as county surveyor, was accustomed to certify that he had made one survey in French measure, and another in chains and links; the two systems working side by side without any suggestions that any relative value

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[illegible]

[illegible]

[illegible]

(h) By act of Congress, 1804, the Louisiana Purchase was divided by the thirty-third parallel of latitude into two territories, Louisiana, north of that line, and Orleans south of it.

was known or desired. The question did not first arise in St. Louis. In 1806, when dealing with Michigan land claims, the Secretary of the Treasury had secured from Aug. Woodward a statement on this subject (i), viz.: "The pied du Roi equals 1.068 London feet," hence the arpent equals 192.24 feet. A recent letter from the city engineer of Detroit, Michigan, informs me that this value is in use there at the present time. St. Louis has a larger value, and New Orleans and Natchez have a smaller value, but have for many years been using the correct value. Professor Pritchett, of the Coast and Geodetic Survey, writes: "Referring to enclosed tables, it will be seen that the value of the French foot in terms of the metre is 0.3248483 metre, and according to the tables published by the office, the English foot is 0.304801 metre."

For more ready comparison, the results of inquiry are tabulated as follows:

PLACE.	Pied du Roi÷Eng. ft.		Error in English feet per mile.	Arpent in Eng feet.	Spanish Arpent in acres.	When Used
	Fractional Ratio.	Decimal Ratio.				
Michigan Terrritory	. . . . . .	1.068	11.8	192.24	.8484	U. S. Confirmations still used
Georgia and Orleans Territories.	$\frac{16}{15}$	1.0667	4.4	192.00	[illegible]	U. S. Confirmations.
Georgia and Orleans Territories.	. . . . .	1.06576	0	191.84	.845	Many years.
Illinois and Missouri Territories.	$\frac{77}{72}$	1.0694	18.2	192.5	.8507	U. S. Confirmations still used
Montreal, Canada	. . . . .	1.0658	0	191.84	. . . . .	Custom.
U. S. Coast Survey	$\frac{.3248483}{.304801}$	1.06577	0	191.84	.8449	Official.

It appears that both the extreme north and the extreme south of New France that was have dared to do right. And further, it appears that from the lakes to the Ohio River we are stuck in two old ruts. Our St. Louis value of the French foot probably floated in with Surveyor-General Rector. He had to do something, and what he had been used to in Illinois was good enough for Missouri. The only thing that appears certain about it is that the man who adopted it regarded the "line" as the refinement of accuracy. Having observed that the French exceeded the English foot by more than 9-12 of an inch, the next thing for him to say was 10-12, and he said it, and we use it. Where the government has confirmed a tract of land using this or any other ratio to translate French measure into English measure, the title is undoubtedly good; but how such use can have any force or effect, in cases where the chain of title goes back of the change of government, and the tract has not been separately confirmed, it is hard to see.

Variation of the Needle.

The Spanish surveys were made by magnetic courses. The well-known fact that the variation was increasing here in the last century is illustrated by the north and south lines magnetic of old claims, which are generally run at N. 7 degrees E., Var. 8 degrees E., by the United States surveys. The plats accompanying United States surveys show that Var. 8 degrees E. was used throughout St. Louis County in 1818. This, too, drifted over from Illinois. As the variation at any time differs at extreme points of the county more than a degree, the universal 8 degrees means a general neglect to comply with instructions and determine the true variation. The practice too frequently indulged in of using the old variation when making a resurvey, has gone on accumulating until now it is not uncommon to see maps which show a difference of a degree or more from the government courses, through no fault of the United States surveys.

At the November term, 1809, of the Court of Common Pleas a petition was presented for an incorporation of the town according to a description of limits, which included a small part of the St. Louis common fields and the greater part of the commons. The petition was granted, but the survey was not made at once. Soon after, the old board accompanied its first report to the Secretary of the Treasury with a series of recommendations (k), one of which was that the law be so changed as to grant to St. Louis, and several other towns mentioned, the whole of their town lots, commons, common field lots, and out lots in one body; tracts that were unclaimed, or had reverted to the government by Spanish usage, to become the property of their respective school boards. The law as passed—1812—made it the duty of the principal deputy surveyor of said territory "to survey, or cause to be surveyed and marked, the out boundary lines of said towns and villages so as to include the out lots, common field lots, and commons thereto respectively belonging," and to forward to the surveyor-general plats of the surveys.

(i) American Archives, Volume 1, page 264.

(k) American Archives, Volume [illegible], page [illegible]

New Madrid Locations.

This survey not having yet been made, Congress, in February, 1815, granted to the sufferers by the earthquakes (l) at New Madrid the privilege of making locations elsewhere on public land subject to entry, in lieu of the land destroyed. The law was so framed that a man might surrender a town lot and locate a farm in exchange. Now there was haste. The claims were bought by speculators at twenty-five to forty cents per acre. Very soon every piece of land in the neighborhood of St. Louis which the plats in the surveyor-general's office showed to be yet vacant was shingled over with New Madrid locations. It was very necessary to these claimants that this land should be "subject to entry," which it would not be if it were included in the body of land granted to St. Louis by prior act of Congress. The survey, yet to be made, under act of 1812, needed attention. In 1820 Surveyor-General Rector ordered a survey of St. Louis, as incorporated in 1809, and not as described in the act of Congress. Joseph C. Brown made the survey, a copy of which may be seen at the Historical Society. The survey, in its relation to other lines, is shown on plat of United States surveys T. 45, N. R. 7 E., and in "Hutawa's Atlas," published in 1834, some copies of which are yet extant (m). This had been a different town if the intention of Congress had been carried out. It may be well to note that Stoddard Addition was a New Madrid location. Another interesting quality of these New Madrid claims was that they were floating. If the land claimed on one place was proved not subject to entry, the claimant might relocate until he found a place where it would stick.

Surveys Caused by Incomplete Titles.

Duplicate claims and conflicting claims, originating in such various ways that each case seemed a class by itself, were plenty. Most of them never would have been heard from if the law of 1804 had been adhered to; but with the loopholes, which one amendment after another offered, and with the open door of the act of 1812 set before them, they came up smiling and persistent. A piece of land was sometimes covered by three or four titles before the New Madrid roof was put on. To straighten out such a tangle and make an intelligible presentation of the rival claims was a job which the lawyer usually delegated to the surveyor. It was desirable to put an end to this condition of affairs. The Lucas law was enacted by the State, which provided that open and adverse possession, under any color of title, should perfect that title. But the same law made it necessary to be very vigilant against squatters, which might have any old piece of paper about their shanties. To locate these parties, so that ejectment suits might be filed, furnished some more interesting work for surveyors.

Early Surveys.

Two surveys of the town preceded the official survey by Brown. The attempt in 1823 to improve Main and Locust Streets brought to the front the question of the proper location of all the streets of the town. There was a jury of citizens, and Rene Paul was surveyor. He was instructed "to place in the center of the intersection of every two streets of the city a cedar post four inches square and eighteen inches long, the top of which post shall be even with the surface of the street." It was not an ideal sort of monument, nor an ideal place to put it. A contemporary letter describes "the unfathomable mud of St. Louis as fit only for a frog or a tortoise" (n).

The second survey was in 1835, also by Rene Paul (o), and in the official report of

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(l) The earthquakes [illegible]

(m) For General Surveyor [illegible] testimony on this subject, and his own [illegible] widely known as [illegible] see Russell's School [illegible] further [illegible] of the same [illegible] Argument [illegible]

(n) For the report of this jury signed by nine well known names, see Scharf page [illegible]. At the Historical Society is a map of the city of St Louis, surveyed according to resolution of the board of aldermen July [illegible] 1823, Chas. De Ward, draughtsman, which is probably Rene Paul's survey.

(o) A print of this survey was exhibited by Aug. Gehner at the Loan Exhibit of the Missouri Historical Society, 1896.

Brown's survey he frequently refers to a "picket of a local surveyor" as incorporated in his survey.

Brown's Survey.

From 1814 to 1832 the land claims were in the hands of the recorder of land titles subject to approval of Congress. In 1832 a new board was organized, with power to decide. In 1835 the board of confirmation had so far progressed (p) that the official survey of the town was begun. On September 15, 1835, Joseph C. Brown entered into a contract with Elias T. Laughan, surveyor-general, of which an extract follows: "Said Brown will survey the town, and out lots of the town, now city of St. Louis, and the lots of the common fields attached thereto, which have been confirmed by the United States, and have not heretofore been surveyed. And he will also survey the out boundaries of the town, and of the several common fields, either in separate parcels or in one general survey, according as he may be instructed by said Laughan." It does not appear that the aforesaid instructions were ever issued. The issues involved were too momentous. The survey made under this contract, located all the confirmations of town lots, which had been previously approved, and put the block lines on a permanent basis. Brown says in his report that all measurements were made with a wooden rod twenty feet long; that the courses of all lines were ascertained by determining the course of one line by astronomical observation, and measuring angles to all other lines with his transit. No monuments were set, but existing buildings were described and noted. Enough of these buildings were standing thirty years afterward to make it possible to retrace his lines with certainty. He made a separate description of each block, describing its boundaries, by plat, and in descriptive text, the plat also showed the smaller parcels. The French feet were translated into English feet by the ratio, 72 French equals 77 English. A copy of this survey, which was furnished in 1865 to the county court by the United States recorder of land titles, and should be in the office of the recorder of deeds, can not now be found. In making Brown's measurements his field-hands used plumb-bobs, instead of following the ancient custom of dropping the pin. The mathematical instrument-maker had as yet no shop in St. Louis. Under Brown's direction his field-hands (q) beat plumb-bobs for themselves out of lead. The twisting of the string showed whether it was evenly balanced, or needed more beating to reduce it to symmetrical form. The twenty-foot rod was generally used in lot surveying after Brown's survey, until the steel tape replaced it—1863-66. Resurveys show that Brown's work was carefully done. It was while making surveys, under this contract for individual confirmation in the Grand Prairie common fields, that Brown discovered the error in the out-boundary survey of 1818 and proved it by Duralde's corner-stones as noted above.

Subdivision of the City Commons.

Chas. De Ward, then county surveyor, made for the city a survey and subdivision of the city commons in 1835. The subdivision into blocks of forty acres area, was made by roads forty feet wide, intersecting at right angles. The blocks were subdivided into quarters by the survey, and into eighths by the deeds and leases. How little was known at that time by those most interested of what might yet be proved about acts done and forgotten, all the way from thirty to sixty years back, is plainly shown by the way De Ward's subdivision lines ran across the Petit Prairie, which has now been confirmed to individual claimants (r). Two notable things were done in connection with this survey—the appropriation of the forty acres for Lafayette Park—and the opening of Jefferson Avenue, one hundred and twenty feet wide, through the commons.

Prairie des Noyers.

The boundary between the commons and Prairie des Noyers, was not well established when the commons were subdivided; the common field fence had been down too long, and the ancient cultivation could not be identified. These fields were confirmed late and with much litigation. It is to be noted that the Prairie des Noyers, as well as the Petit Prairie common fields, appear on the map of the United States survey, 1820—while the Grand Prairie field, south of Finney Avenue, does not appear; that ground being covered by section 10 which was not "subject to entry" and New Madrid locations.

(p) For details consult Mosberger's map, where the work of each board or recorder is shown by a separate tint.

(q) Mr. Cozens is my authority for this statement.

(r) This Petit Prairie country and some private claims which were not a part of, but conflicted with the common field and overlapped the south part of Soulard's grant, were resurveyed by United States deputies at this time, 1835, and conflicts noted.

Cozens' Survey.

In 1846 an order of court (s) was directed to William H. Cozens to survey, "according to the possession of the claimants," certain tracts of land in the Grand Prairie. The "possession" referred to was the "possession and cultivation prior to 1803" of the Act of 1812, and by 1846 it was somewhat overgrown. There was evidence that these parties had been seeking recognition of their claims many years. Rene Paul had been employed to go upon the southern part of this ground to take bearings, so as to perpetuate their corners, in 1825; where he had in addition made memoranda of the number, order and size of the claims, as then understood by his companions, northward as far as the Spanish surveys. De Ward, as county surveyor, had made a survey in 1836. Cozens took four years in examining data, and comparing conflicting claims, before he made his report. The land, as far as one arpent south of McPherson Avenue, was finally confirmed according to Cozens' survey. Williams' argument in this case, made in 1854, is full of information about early conditions, with more reference to surveying than will be found elsewhere in the same space. This was the last large body of claims which was approved for confirmation, and affected the ownership of a square mile or more of central residence property. The work of confirming small tracts for convenience, as perfecting the chain of title, went on as long as a living witness was available (t). An effort was made to relocate the Chauvin Claim into Grand Prairie after the Civil War; the survey was made, but the claim failed there as it had failed in other places before that time.

County Surveyors.

With the admission of Missouri as a State came the county surveyor's office. The following list of county surveyors, with their term of office so far as can be determined from the county surveyor's record of surveys and their active work in St. Louis, so far as known by the writer, will be of interest to some readers:

NAME	Term.	Active work in St. Louis	Remarks.
Joseph C. Brown . . .	—1824	18[illegible]	U. S. deputy surveyor
Rene Paul . . .	1825–182[illegible]	[illegible]	As U. S. deputy surveyor made surveys for individual claims in St. Louis common fields in 18[illegible].
Jennifer Sprigg .	—18[illegible]	[illegible]	U. S. deputy surveyor
Chas. De Ward	18[illegible]–1841	18[illegible]–1841	Died in 1841
[illegible] Goldsmith .	18[illegible]–[illegible]	. . .	
Clement W. Coote . .	1835–18[illegible]	. . . .	Later firm of Coote & Cozens.
Isaac Woods	184[illegible]	. . .	H. W. Leffingwell, deputy
N. F. Hyer . . .	1852–1856	. . . . .	Schultz, deputy
C. L. Salomon .	1856–[illegible]	.	Schultz and J. Pitzman, deputies.
W. H. Cozens . . .	18[illegible]	183[illegible]–18[illegible]	Joseph Davis deputy
Julius Pitzman	Dec. 18[illegible]–18[illegible]	[illegible] to date	Many deputies—Wm. Bouton over 33 years

In 1872 the county surveyor's office was by State law made appointive in counties having three hundred thousand inhabitants, in order that there might be competition, competent men to be appointed on application. Upon the adoption of the Scheme and Charter the office became city surveyor and continued to be appointive. Mr. Pitzman has continued in the position, and has had competition nearly all the time. February 1, 1892, Pitzman's Company of Surveyors and Engineers was incorporated and soon afterward Joyce & Sons and R. E. McMath & Sons. On account of these incorporations it is not probable that hereafter a surveyor's office will be broken up and notes scattered on account of the death of a surveyor. On account of the thorough work which has been done since 1863, it is not now necessary to secure an agreement of all the surveyors in town before a valuable building can safely be begun. Such agreements were once common.

Municipal Control of Street Plan.

A word about the want of system in the street plan of the city. A question often asked is: "How did the surveyors come to get things mixed up in the way they are"? The surveyors were not chiefly responsible. Municipal control, which ought to be very much where public interests are concerned, amounted in St. Louis to very little. Individual initiative had its way, and went to seed. The laying out of the St. Louis common fields will illustrate all the rest. This seems a simple case; the farms were bounded by lines running east and west, which were parallel. North St. Louis in the northeast corner of the fields has a street system, which has no intelligible relation to the streets south and west of it. But given the Spanish grant (u) from which it sprang, and the owner doing as he pleased, the result could hardly be avoided, for he was first in the market, and land titles about him were still unsettled. The offsets in the north and south streets, west of Eleventh Street and North of Locust, are an every-day annoyance, and are explained by the individual owners, each giving a different answer to the question, how long should a city block be? Lucas said 338 feet; and O'Connor, who owned the next farm, did not want any cross streets, but made his contribution to the "Future Great" by laying out Washington Avenue. The streets now crossing his tract have been opened by condemnation. Christy and Carr determined that 376 feet was the right length of a block. Then there was a jumble of small fry for a few more offsets, and the Mullanphy heirs at Cass Avenue said 270 feet. Then the united wisdom of those who gathered together the fragments west of Labaume claim and laid out Union Addition made their answer 500 feet, and the result was achieved. Beyond this area the situation becomes more complex and there are real difficulties; but individual initiative has tackled each problem in its own way.

(s) All of the [illegible] United States Circuit Court.

(t) Some time about 18[illegible]

With the adoption of the Scheme and Charter, came the hope of municipal control; a charter provision decreed that a plan of the city should be made, and that when lands are hereafter subdivided, the plat should be submitted to the board of public improvements, who shall, if the fact be so, endorse thereon, that the same is in accordance with the general plan of the city. "No map shall be recorded, or have any validity, until so endorsed." The municipal control born of this provision in the organic law, had eyes only in the back of its head. The plan of the city as adopted shows no streets, except old county roads, which extend beyond existing subdivisions; and the question when the new plat is offered is, how can this plan be fitted to the past; and not how is it adapted to future needs? In connection with board approval of plats for record, there is a modern requirement that the position and character of the monuments set, shall be shown on map for record; and that the number shown shall be sufficient. The street department has been setting a good example of late, by monumenting its surveys for street opening in a more permanent way than has been the custom heretofore.

WILLIAM BOUTON.

Surveyor of the Port.—See "Customs, Surveyor, of."

Sutter, John, pioneer, was born in Altenheim, Germany, in the year 1818. Until he was fifteen years of age he attended the schools of his native city with reasonable regularity and managed to acquire a good German education. In 1833 he came to the United States, landing in New York City, where he started out without money or friends to make his way in the world alone. He was a courageous, manly and honest young fellow, had confidence in himself and his ability to win in the battle of life, and in conversation with some of his fellow-countrymen aboard ship, had learned something of what, in those days, was termed "the far West" in this country. He determined to see this region, which was talked of as a land of promise, and although he labored under many difficulties, finally managed to reach St. Louis. Here he had the good fortune to make the acquaintance of J. Charless Cabanne, then living on his farm a few miles west of the city. He had had some experience in agricultural pursuits in the Fatherland, was anxious to work on a farm in this country, and although he could speak no English, succeeded in making Mr. Cabanne understand what he wanted. The smiling, good-natured face and energetic action of the young German immigrant made a favorable impression on Mr. Cabanne, and he was given employment. To him was entrusted first the duty of caring for the cattle on Mr. Cabanne's farm, and this work was

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(u) This claim was granted by Zenon Trudeau in 1799, and surveyed by Antoine Soulard Labaume took possession his claim cut a great slice off from twenty two arpents of the common fields and despoiled twelve individual owners. The alternative from this conclusion is that the land had ceased to be occupied and had reverted to the crown In which case the United States confirmed claims of persons who had not been owners of Spanish land and were not in process of securing titles in 1803 but had at one time hoped to become owners When these claimants had their lands surveyed by Paul, deputy United States surveyor, in 1826, they cut Labaume's claim into ribbons and made no mention of his lines but his claim held fast and they took the fragments.